ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2008-011

1. **PROJECT TITLE:** Pacific View/ Paseo Pacific

   Concurrent Entitlements: Coastal Development Permit No. 2008-005, Conditional Use Permit No. 2008-011, Variance No. 2008-006, Special Permit No. 2008-002, Design Reivew No. 2008-011

2. **LEAD AGENCY:** City of Huntington Beach
   2000 Main Street
   Huntington Beach, CA 92648

   Contact: Rami Talleh, Senior Planner
   Phone: (714) 536-5271

3. **PROJECT LOCATION:** 620 Pacific Coast Highway (Northeast Corner of Pacific Coast Highway and 7th Street)

4. **PROJECT PROPONENT:** Otis Architecture
   16871 Sea Witch Ln.
   Huntington Beach, CA 92649

   Contact Person: Karen Otis
   Phone: (714) 846-0177

5. **GENERAL PLAN DESIGNATION:** MV-F8-d-sp (Mixed Use Vertical – maximum floor area ratio 1.5 – Design Overlay – Specific Plan)

6. **ZONING:** SP5 (Downtown Specific Plan – District One)

7. **PROJECT DESCRIPTION**

The project proposes to construct a four-story, 35 ft. tall, 12,922 sq. ft. mixed-use, visitor-serving/residential development. The proposed uses within the project would include 4,082.8 sq. ft. of commercial space on the ground floor and seven residential units consisting of 4,472 sq. ft. on the second floor (four units) and 4,367 sq. ft. on the third floor (three units). The project includes a request for a variance to allow a fourth floor in lieu of the maximum allowed number of three floors for purposes of providing common open space within a roof top deck. In addition, the project includes four special permit requests to allow the following:

- A 15 ft. front yard setback in lieu of the minimum required 25 ft. landscaped setback,
- A 10 ft. street side yard setback in lieu of the minimum required 15 ft. landscaped setback,

- A 5 ft. interior side yard setback in lieu of the minimum required 7 ft. setback, and
- A slope of 15% in lieu of the maximum allowed slope of 10% for parking garages transition ramps.

Parking would be provided in a two-level, 40-space subterranean parking garage located beneath the proposed structure. Additionally six spaces of surface level parking would be provided at the rear of the building along the alley. Construction of the proposed project is expected to begin in November of 2008 and last approximately 12 months.

8. SURROUNDING LAND USES AND SETTING:

The project site is located at the southeast corner of Pacific Coast Highway and Seventh Street. The project site is currently vacant and previously developed with an automobile service station. The site is approved for the construction of a temporary parking lot as an interim use. An automobile service station exists to the west, across Seventh Street. A café and doughnut shop exist to the east. Multi-family residential uses exist to the north, and beach parking exists to the south across Pacific Coast Highway.

8. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

None.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

Encroachment Permit is required from Cal Trans.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use / Planning	☐ Transportation / Traffic	☐ Public Services
☐ Population / Housing	☐ Biological Resources	☐ Utilities / Service Systems
☒ Geology / Soils	☐ Mineral Resources	☐ Aesthetics
☒ Hydrology / Water Quality	☒ Hazards and Hazardous Materials	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
☐ Agriculture Resources	☐ Mandatory Findings of Significance	

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required**. ☐

Signature — Date: 8/5/08

Printed Name: Lami Taller — Title: Senior Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.

6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.

7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 3.

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the proposal result in or expose people to potential impacts involving:				
Landslides? (Sources: 1, 6)	☐	☐	☐	☒

Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

I. LAND USE AND PLANNING. Would the project:

a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: The proposed mixed use building will not conflict with any land use plan in the City of Huntington Beach, including the Downtown Specific Plan (SP5), Local Coastal Program, and the General Plan. The project proposal is permitted within District 1 (Visitor Serving Commercial district) of the Downtown Specific Plan subject to the approval of a conditional use permit by the Planning Commission.

While the use complies with the base zoning district and all applicable land use plans, the proposed building exceeds the maximum number of stories allowed by the specific plan and does not meet the minimum required front, side and street side yard setbacks. The project proposes three floors of habitable space and a fourth floor deck. District 1 of SP5 allows a maximum of three floors; therefore, the proposed project would not be consistent with the maximum allowed building height, which limits the number of floors to three. However, the project includes a request for a variance to exceed the maximum number of floors. Furthermore, while the building exceeds the maximum number of floors, it remains compliant with the maximum allowed building height of 35 feet. The project is also subject to a 25-foot front yard setback, 15-foot street yard setback, and 7-foot interior side yard setback. The project proposes a minimum 15-foot front yard setback, 10-foot street side yard setback, and a 5-foot street side yard setback. The proposed project would not, therefore, comply with the setback requirements of the specific plan. However, the proposed project includes a request for Special Permits to encroach upon the required setbacks, as allowed by the Downtown Specific Plan, and obtaining these Special Permits would bring the project into compliance with the intent of the Specific Plan. The proposal complies with all other provisions of the base zoning district and other applicable provisions in the HBZSO such as maximum lot coverage, building height, and parking requirements.

Furthermore, the project is consistent with the following goals and policies of the General Plan:

Goal LU 4: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

The design of the project promotes development for a mixed use building that conveys a unified, high-quality visual image and character, with integrated landscaping, that is intended to expand the existing pattern of Downtown Huntington Beach. The City's Design Review Board has reviewed the proposed architecture, colors and materials and recommends approval of the design concept with modifications. The building will be oriented toward the intersection of Pacific Coast Highway and Seventh Street. Additionally, public areas and open space included with the project incorporate enhanced hardscape materials. The proposed project would, therefore, be consistent with this policy of the Land Use Element.

Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridor, and centers.

The proposed project utilizes mixed-vertical uses in accordance with the patterns and distribution of use and

density within the Land Use Map of the City of Huntington Beach General Plan. Commercial uses such as retail establishments will be located within the first story, while two and three-bedroom residential units will occupy the second and third floors. The project will be consistent with this policy.

Policy C 1.1.1: With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such area are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individual or cumulative, on coastal resources.

The proposed project would develop a mix of commercial and residential uses on parcels contiguous to similar uses in an established, urban, downtown core area. Public services are currently available to the project site, as well as the surrounding parcels, and the project includes improvements to existing infrastructure to ensure adequate service after the project implementation, as described in Utilities Section. Additionally, as will be discussed in Aesthetics the proposed project would not have a significant effect on public views of the coast. Therefore the proposed project would be consistent with Policy C 1.1.1.

Policy HE 2.1.2: Facilitate the development of mixed-use projects containing residential and non-residential uses which can take advantage of shared land costs to reduce the costs of land for residential uses through General Plan designation and the Specific Plan process.

Policy HE 2.1.4: Plan for residential land uses which accommodate anticipated growth from new employment opportunities.

The 2008-2012 Housing Element update indicates that almost the entire City's household growth between the years of 1990 and 2000 was due to increases in single-person households and married couples without children. These growth trends support the need for smaller, higher density and mixed use units close to transportation and services. The proposed development is consistent with the types of development identified in the Housing Element update necessary to satisfy the City's housing needs. The project is consistent with the policies of the General Plan Land Use Element which encourage the provision of housing and commercial opportunity within the city.

As discussed above the proposed project would be consistent with applicable Goals and Policies of the Huntington Beach General Plan, and with the Downtown Specific Plan, assuming that Special Permits and Variance requested for the project are obtained. Also, the uses proposed are consistent with the General Plan Land use and zoning designations for the project site. The proposed project would, therefore, result in a less than significant land use impact.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project site is not located within an area designated as a wildlife habitat area. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none exists in the City. No impacts are anticipated.

c) Physically divide an established community? (Sources: 3,4) ☐ ☐ ☐ ☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The proposed project would not disrupt or physically divide an established community. The subject site is located at the southeast corner of Pacific Coast Highway and Seventh Street and is located within an established urban area; therefore, it will not divide any established communities. The project would not impact access to surrounding development. No impacts are anticipated.

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1,4) ☐ ☐ ☐ ☑

Discussion: The requested entitlements will provide for the construction of a mixed use development with seven multi-family dwellings on 0.29 gross acres of land. The proposed housing density of 22.6 units per net acre is less than the maximum 25 units per net acre provided for in the General Plan, based on the project site's Mixed Use Vertical General Plan designation. Based on the City of Huntington Beach 2008-2014 Housing Element update average persons per household data for existing multi-family residential developments in the vicinity and Citywide, the proposed development is expected to house approximately 18 additional residents. The resulting population increase represents less than 0.1 percent of the City's current population. The proposed residential project was considered during the update of the City's housing element and growth projections. The project is subject to the City's Affordable Housing Ordinance, which requires that affordable housing units be provided at a ratio of one unit per 10 constructed or payment of an in-lieu fee. The applicant proposes to pay an in lieu fee for one affordable unit in satisfaction of the City's Affordable Housing Ordinance. No impacts would occur.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 4) ☐ ☐ ☐ ☑

Discussion: The project site is currently vacant. No residential uses exist on the subject site. Therefore, the proposed project will not displace existing housing. No impacts are anticipated.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 4) ☐ ☐ ☐ ☑

Discussion: The project site does not currently support any housing. Therefore, the project will not displace existing people or housing. No impacts are anticipated.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the ☐ ☐ ☐ ☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

area or based on other substantial evidence of a known fault? (Sources: 1, 13)

Discussion: The project site is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. The nearest active fault is the Newport-Inglewood fault located approximately 1.75 miles northeast of the project site. No impacts are anticipated.

ii) Strong seismic ground shaking? (Sources: 1,13) ☐ ☐ ☑ ☐

Discussion: The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies, and procedures which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

iii) Seismic-related ground failure, including liquefaction? (Sources: 1,6) ☐ ☐ ☑ ☐

Discussion: Although the site is located within an area identified by the City's General Plan as having a very high potential for liquefaction, the project site is not located within a liquefaction zone, according to Seismic Hazard Zones maps of the California Division of Mines and Geology (CDMG). Additionally, the potential for liquefaction of the subsurface soils at the site is considered low, due to the absence of loose sandy soils above the groundwater level as is typical in the vicinity of the project site. Therefore liquefaction impacts associated with seismic related ground failure to people and structures on-site would be less than significant.

iv) Landslides? (Sources:1,6) ☐ ☐ ☐ ☑

Discussion: According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project site is located on a flat parcel of land and no slopes or other landforms susceptible to landslides exist in the vicinity of the property. Moreover, the California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site that would be indicative of the potential for slope instability at or in the vicinity of the site. No impacts from landslides are anticipated.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1,6,15) ☐ ☐ ☑ ☐

Discussion: The project site and vicinity are urbanized and have relatively flat topography. Construction of the proposed project would require grading of the entire site which could potentially result in erosion of soils. In addition, grading for the proposed subterranean parking structure is expected to be substantial and may result in erosion during construction. Erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. In the event that unstable soil conditions occur on the project site due to grading, or placement of fill materials, these conditions would be remedied pursuant to the recommendations in the required geotechnical study prepared by Soil Pacific Inc. in July of 2008. A less than

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

significant impact is anticipated.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1,6) ☐ ☐ ☑ ☐

Discussion: Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdrawal of oil or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1,6,15) ☐ ☑ ☐ ☐

Discussion: The site is located within an area identified by the City's General Plan as having a low to moderate (6% -27%) probability for expansion. The surface soils (0 to 5 feet) in the area generally possess low expansion potential. However, the geotechnical report states that a medium potential exists at the foundation level (below the subterreanean parking structure). Existing fill soils that are not compacted properly could result in unstable foundations. Furthermore, differential settlement of soils could occur on site, and affect the foundation materials. Unstable soils could create substantial risks to life and property. Although preparation of a grading plan for the proposed project is a City code requirements, these soil impacts could still occur with project development. Therefore, impacts related to soil expansion potential, unstable soils, and settlement would be potentially significant unless mitigated. Implementation of Mitigation Measure GEO 1 would reduce these impacts to a less than significant level.

GEO 1 The grading plan prepared for the new proposed project shall implement all of the recommendations included in the Geotechnical Engineering Report for the site prepared by Soil Pacific, Inc., dated July 2004 and updated July 2008. These recommendations shall be implemented in the design of the project and include measures associated with site preparation, dewatering, fill placement and compaction, seismic design features, excavation and shoring requirements, foundation design, concrete slabs and pavement, cement type, surface drainage, trench backfill, and geotechnical observation.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project site is located in an urbanized area in which wastewater infrastructure is currently in place. Therefore, the capability of the soils to support septic tanks or alternative waste water systems is not relevant to the proposed project. No impact would occur related to septic tanks or alternative waste water disposal systems.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Program (SWPPP) and Water Quality Management Plan (WQMP) prepared by a Licensed Civil or Environmental Engineer in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and waste discharge requirements, which will reduce project impacts to a level that is less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1, 15, 16) ☐ ☑ ☐ ☐

Discussion: In 2005, the Huntington Beach Public Works Department prepared an Urban Water Management Plan (UWMP), which analyzed the City's past and future water pipeline infrastructure, sources, supplies, reliability and availability. Based on the number of units and size of the commercial component, the water demand required for this project would not result in a significant increase in water demand consumption that was not previously planned for in the Water Master Plan and UWMP. Therefore, this project would not present a substantial impact to the groundwater supply. Implementation of Mitigation Measure GEO 1 stated above in Section III(d) would reduce these impacts to a less than significant level.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the amount of the runoff generated by the proposed project. The proposed project will be required to provide detention to keep drainage flow to current levels. Storm water runoff increase from pre to post development are expected to be detained on-site within landscaped swales and pipes installed underground within the space

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

between the property line and the underground parking structure. The pipes would discharge into smaller outlets which would not increase runoff from pre development levels. Therefore, less than significant impacts are anticipated.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific
Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the amount of the runoff generated by the proposed project. However, the project proposal consists of a two level subterranean parking structure. Per the Geotechnical Engineering Report prepared by Soil Pacific Inc. in July of 2008, groundwater was encountered at 15 feet below grade. Excavation during construction of the parking structure may expose groundwater during times of high tide. As identified in the geotechnical report an adequate sump pump is necessary and shall be designed by the civil engineer of the project to accommodate the potential for excessive water infiltration to occur within the subterranean parking lot. Therefore, impacts related to groundwater table would be potentially significant unless mitigated. Therefore, less than significant impacts are anticipated.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The project would increase the impermeable surface area of the project site, contributing to an increase in runoff water. This would include runoff that may contain pollutants which could potentially degrade surface water quality. A Hydrology and Hydraulics Study, subject to review and approval by the Public Works Department, will evaluate the amount from runoff generated by the proposed project. The project will be designed such that runoff for the proposed development shall not exceed the pre-development condition. The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. Any such increase in stormwater runoff shall be managed via onsite detention as discussed previously in Section IV(c). Although the existing drainage pattern is expected to be altered during the construction phase, erosion and siltation during construction will be minimized to less than significant level by employing Best Management Practices (BMPs) for erosion control, pursuant to a City approved Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Required SWPPP and WQMP, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify BMPs for ensuring a less than significant impact associated with polluted runoff.

f) Otherwise substantially degrade water quality? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The Public Works Department requires a Water Quality Management Plan (WQMP) to be

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

prepared in accordance with National Pollution Discharge Elimination System (NDPES) regulations in order to control the quality of water runoff and protect downstream areas. NDPES requirements assure compliance with water quality standards and water discharge requirements. The project will be designed to drain entirely into the City's storm drain system. The WQMP shall be submitted to the Public Works Department for review and approval prior to issuance of a precise grading permit for the project. Therefore, less than significant impacts are anticipated.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1,7) ☐ ☐ ☐ ☑

Discussion: The proposed project is a mixed use development consisting of visitor serving commercial and residential uses. The subject site is designated as Flood Zone X, a 500-year flood hazard area, on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. Therefore, no impacts are anticipated.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1,7) ☐ ☐ ☐ ☑

Discussion: The proposed project site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. The project site is not situated within the 100-year flood hazard area as mapped in the FIRM. Therefore, no impacts are anticipated.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1,7) ☐ ☐ ☐ ☑

Discussion: The project site is not located within a flood hazard zone. In addition, the site is not in the immediate vicinity of a levee or dam. Therefore, no impacts are anticipated.

j) Inundation by seiche, tsunami, or mudflow? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: According to the Moderate Tsunami Run-up Area map in the City of Huntington Beach General Plan, the project site is not located in an identified moderate tsunami run-up area. Due to the lack of land-locked bodies of water (i.e., ponds or lakes) in proximity to the project site, the potential for seiches is considered to be non-existent. The project site and vicinity are urbanized and have relatively flat topography. The project site and vicinity are not identified as areas with the potential for mudflows. Therefore, no impacts are anticipated.

k) Potentially impact stormwater runoff from construction activities? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: Refer to discussion under item IV (a) above.

l) Potentially impact stormwater runoff from post-construction activities? (Sources: 4) ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: Refer to discussion under item IV (a), (c), and (d) above.				
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 4)	☐	☐	☐	☑
Discussion: The proposed project will not include any of the activities described above. Commercial developments with less than 20,000 sq. ft. of gross floor area are not required by the HBZSO to provide delivery areas and/or loading docks. The development does not propose any loading area. Therefore, no impacts are anticipated.				
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 4)	☐	☐	☑	☐
Discussion: See discussion under Sections IV (a) and IV (e).				
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:_4)	☐	☐	☑	☐
Discussion: See discussion under Section IV (e).				
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 4)	☐	☐	☑	☐
Discussion: See discussion under Section III (b).				
V. <u>AIR QUALITY</u>. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:				
a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 9)	☐	☐	☑	☐
b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 9)	☐	☐	☑	☐
c) Create objectionable odors affecting a substantial	☐	☐	☑	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
number of people? (Sources: 9)				
d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 9)	☐	☐	☑	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 9)	☐	☐	☑	☐

Discussion: a) – e) Short-term: The construction of the project may result in a short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Emissions during construction were calculated using URBEMIS2007 program (version 9.2.4). The allotment of equipment to be utilized during each phase was based on defaults in the URBEMIS2007 program and was modified as needed to represent the specifics of the proposed project. The amount of soil excavation (11,000 cubic yards) and the truck trips necessary to haul the excavated soil (550 trips) was taken into consideration. The default level of detail was used to calculate fugitive dust emissions from activity on the approximately 0.29 acre site.

The URBEMIS model calculates total emissions, on-site and offsite, resulting from each construction activity which are compared to the SCAQMD Regional Thresholds. A comparison of the project's total emission with the regional thresholds is provided below. A project with daily construction emission rates below these thresholds is considered to have a less than significant effect on regional air quality.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM25	SOx
Estimated Construction Emissions for proposed project	16.95	29.81	34.12	7.10	2.67	0.01
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table construction emission from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

Long-term: Air pollutant emissions due to the project were also calculated using the URBEMIS2007 program version (9.4.2). The program was set to calculate emission for a 12,922 sq. ft. mixed-use building with 4082 sq. ft. of retail square footage and 7 multi-family residential units. The default URBEMIS2007 variables were used for the calculations.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM25	SOx
Estimated project Emissions for proposed project	26.18	2.60	2.48	3.43	0.67	0.02
Significance Threshold	550	75	55	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table construction emission from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: 1,9) ☐ ☐ ☑ ☐

Discussion: The proposed development will generate 349 new vehicle daily trips, of which 32 will occur in the AM peak hour and 65 in the PM peak hour. The intersection of 6th Street and Pacific Coast Highway was analyzed for potential impacts during the peak periods. The existing level of service (LOS) for the AM and PM peak hour was determined to be LOS A. The existing plus project traffic was analyzed and determined to be LOS A for both the AM peak hour and the PM peak hour. No significant impacts result from the trips generated by the proposed project.

Construction related traffic may have an impact on existing parking, vehicle circulation, and pedestrians by construction vehicles along side, entering, or exiting the project site. Vehicle delays or inaccessibility may result in the adjacent alley used to access the site.

These potential impacts may be reduced through implementation of code requirements requiring department of Public Works approval of a construction traffic control plan. Less than significant impact is anticipated.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1,9) ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: Refer to the discussion under item VI (a) above. Increased trip generation from long-term operation of the project will not exceed level of service (LOS) standards on designated Orange County Congestion Management Program (CMP) intersections in the project vicinity. Less than significant impacts are anticipated.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 9,11) ☐ ☐ ☐ ☑

Discussion: The project site is not located within two miles of a public or private airstrip and does not propose any structures of substantial height to interfere with existing airspace or flight patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project site is located along Pacific Coast Highway a major arterial street. Access to the project exists via Seventh Street to an alley along the rear of the property parallel to Pacific Coast Highway. Project access will be provided via an alley along the rear of the property. The alley is currently 17 feet wide. The project is required to dedicate 4'-6" to widen the alley to 21'-6". In addition, the project is subject to compliance with City standards for vision clearance at street/driveway intersections, minimum drive aisle widths and truck turning radii designed to ensure hazards are minimized. No impacts are anticipated.

e) Result in inadequate emergency access? (Sources: 1,17) ☐ ☐ ☑ ☐

Discussion: Emergency access to and within the project site would be designed to meet City of Huntington Beach Police Department and City of Huntington Beach Fire Department requirements, as well as the City's general emergency access requirements. The Fire and Police Department have reviewed the proposed plans and determined that emergency access is adequate. Construction related traffic may have an impact on existing parking, vehicle circulation, and pedestrians by construction vehicles along side, entering, or exiting the project site. Vehicle delays or inaccessibility may result in the adjacent alley used to access the site. Therefore, less than significant impacts are anticipated.

f) Result in inadequate parking capacity? (Sources: 2) ☐ ☐ ☐ ☑

Discussion: A total of 40 parking spaces are required for the project (22 spaces for retail and 18 spaces for residential). A total of 40 parking spaces will be provided on the site in compliance with the Zoning Code. The proposed project has been designed according to City parking regulations and provides sufficient parking spaces.

g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 2) ☐ ☐ ☐ ☑

Discussion: The project will provide bicycle racks onsite, in accordance with the requirements of the HBZSO Section 231.20—*Bicycle Parking*. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The proposed project site is currently vacant. The project site does not support any unique, sensitive, or endangered species, is not shown in the General Plan as a generalized habitat area, and is not in the vicinity of any sensitive habitat. Therefore, no impacts to any habitat or wildlife area are anticipated.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project area is surrounded by similar mixed use, commercial and residential developments. The site does not support any fish or wildlife and should not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites. No impacts are anticipated.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1,9) ☐ ☐ ☐ ☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The site is currently vacant and does not contain any mature trees, or rare and unique plant species. Construction of the project will be subject to standard City requirements for the submittal of a landscape plan Landscaping associated with the proposed project will introduce new plant species to the site; however, plant materials are expected to be common landscaping species and will be contained within the project boundaries. The project would be required to provide approximately five trees on site in accordance with standard Huntington Beach Zoning & Subdivision requirements. No impacts are anticipated.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: As discussed above, the project site is presently vacant. It does not support any unique or endangered plant or animal species and is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

VIII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The proposed commercial development will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource. No impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The proposed mixed use development will not involve the transport, use or disposal of hazardous materials. The facility will not provide on-site fuel dispensing, underground or outdoor storage of hazardous materials. No impacts regarding the disposal of hazardous materials are anticipated.

b) Create a significant hazard to the public or the

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1,9)	☐	☑	☐	☐

Discussion: The proposed project site includes two oil wells which were abandoned in 1998 and capped at 7 ft. below grade. The project proposal includes a two level subterranean parking structure. Grading and excavation of the site could result in damage to the existing abandoned oil wells. In addition, the oil wells may have affected some proximate soils on the project site. Construction activities such as grading and excavation for the proposed underground parking structure could expose workers to contaminated soils and other hazards associated with abandoned oil wells. Therefore, impacts related to the abandoned oil wells would be potentially significant unless mitigated. Application standard conditions of approval for the City and implementation of Mitigation Measure HAZ 1 and 2 would reduce these impacts to a less than significant level.

HAZ 1 The developer shall consult with DOGGR to determine if plug or re-plug of existing abandoned oil wells is necessary. Prior to the issuance of grading permits, the developer shall submit evidence of consultation with DOGGR indicating wells have been plugged or abandoned to current DOGGR standards.

HAZ 2 In the event that abandoned oil wells are damaged during construction, construction activities shall cease in the immediate vicinity immediately. Remedial plugging operations would be required to re-plug the affected wells to current Department of Conservation specifications. Depending on the nature of soil contamination, if any, appropriate agencies shall be notified (e.g. City of Huntington Beach Fire Department). The developer shall ensure proper implementation for the re-abandonment operation in compliance with all applicable laws and regulations.

c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1,9)	☐	☐	☐	☑

Discussion: The proposed mixed use development is not intending to operate the site in a way that would generate hazardous materials. Activities conducted within the commercial component of the development will consist of visitor serving commercial uses intended to serve visitors to the City and State Beaches. The types of uses permitted in the visitor serving commercial district include art galleries, bakeries, banks, bicycle rentals, bookstores, drug stores, Newspaper and magazine stores, sporting goods stores, travel agencies, etc. These types of uses are retail and or service oriented in nature and are not likely to involve hazardous materials on a daily basis. In addition, the nearest school is approximately ½ mile away of the project site. No impacts are anticipated.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1,9)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The location of the proposed mixed use development is not listed on the State's Hazardous Waste and Substance Site List. No impacts would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The City of Huntington Beach is included in the Orange County Airport Environs Land Use Plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project site is not near any private airstrips. No impacts are anticipated.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 11,17) ☐ ☐ ☐ ☑

Discussion: The proposed project will not impede access to the surrounding area and impair implementation or physically interfere with any adopted emergency response plan or evacuation plan. No impacts would occur.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project is located in an urbanized area and is not near any wild lands. No impacts are anticipated

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1,2,15) ☐ ☐ ☑ ☐

Discussion: During the site grading for the new building and other construction phases of the project, noise levels on the site may increase from normal construction vehicles such as concrete trucks and a backhoe as well as other equipment and tools typically used on construction sites. Construction of the site will also include shoring activities. The shoring methods identified in the Geotechnical Engineering Report prepared by

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Soils Pacific, Inc. consists of drilled cast-in-place soldier piles or I beam shoring. Both methods are less noise intensive than traditional pile driving methods in that hammering or pile driving are not necessary. Construction of the project will create short-term noise impacts. However, the development will be required to comply with the City Noise Ordinance (Chapter 8.40 Noise Control), which restricts the hours of construction to reduce impacts to the area. No other significant impacts are anticipated after construction due to the nature of the use, which is compatible with the character of the area.

Long-term noise impacts from the project are subject to compliance with the City Noise Ordinance as well but are not expected to be a concern due to the proposed uses which will not result in any significant noise impact. Less than significant short- and long-term noise impacts resulting from the new development project are anticipated.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: Although there may be some temporary groundbourne vibration or groundbourne noise levels due to construction activities, these would occur infrequently and would be short-term. In addition, the proposed mixed use development on the project site would not result in the generation of significant groundbourne vibration or groundbourne noise during long-term operation. Implementation of the proposed project would not result in the exposure of people to or the generation of excessive groundbourne vibration or groundbourne noise levels. Less than significant impacts are anticipated.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: The type of noise to be generated by the project in the long term will be similar to that generated by other commercial uses in the area and is not anticipated to increase the ambient noise levels significantly.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: The project is anticipated to generate short-term noise impacts during construction. Based on a standard code requirement, which regulates hours of construction, a less than significant impact is anticipated. No other significant noise impacts are expected after construction due to the nature of the project, which is compatible with other uses in the area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1,9,11) ☐ ☐ ☐ ☑

Discussion: The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1,11)	☐	☐	☐	☑

Discussion: The project is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? (Sources: 1) See discussion under section XI (b).	☐	☐	☑	☐
b) Police Protection? (Sources: 1)	☐	☐	☑	☐

Discussion: a)-b) The proposed project has been reviewed by Huntington Beach Fire Department and Police Department staff. The project site is located within approximately ½ mile of the Lake Fire Station and within 1.5-miles of the Main Police Station and 0.2 miles from the Downtown Police Substation. Estimated emergency first response times from the Lake Fire Station are within the 80 percent/ 5 minute response time objective established in the City's Growth Management Element. Estimated emergency first response times from the Police Main Station are within acceptable service levels. The proposed development can be adequately served by existing Fire and Police protection service levels. The density of development proposed is consistent with the applicable General Plan Land Use designation. Accordingly, the project would not result in unanticipated impacts to public services.

c) Schools? (Sources: 1)	☐	☐	☑	☐

Discussion: The developer shall be required to pay a school fee to mitigate the impacts on school facilities per standard City code requirements.

d) Parks? (Sources: 1)	☐	☐	☑	☐

Discussion: See discussion under XV - Recreation

e) Other public facilities or governmental services? (Sources: 1)	☐	☐	☑	☐

Discussion: The proposed project has been reviewed by responsible City departments, including Public Works, Fire, and Community Services, each of which determined that any potential impacts to public services could be mitigated to a less than significant level via standard conditions of approval. The proposed density of 22.5 du/ac is within the density permitted for the General Plan land use designation of the project site, which anticipates projects in this area with densities up to 25 du/ac. Consequently, no significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The Water Quality Management Plan (WQMP) shall be prepared in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Public Works Department. The WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the project and its implementation will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts are anticipated.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The project site is currently vacant. The project is not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities. There are existing public water pipelines along Pacific Coast Highway and the alley behind the project site that could satisfy the demands of the project. A Utility Plan for new water service connections shall be reviewed and approved by the Public Works Department. All utility connections to the project site will be in accordance with all applicable City standards. Wastewater services for the proposed project will be provided by the City of Huntington Beach. The project is subject to standard code requirements and no adverse impacts to the City's utilities or services are anticipated.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the amount of the runoff generated by the proposed project on existing drainage systems and adjacent properties. The proposed project will be required to provide detention to keep drainage flow to current levels as discussed previously in Section IV(c). It is anticipated that the project will not result in the construction of new or significant expansion of existing storm water facilities. In addition, all utility connections to the project will be in accordance with all applicable CBC, City ordinances, Public Works standards, and Water division criteria. Therefore less than significant impacts to the City's utilities or services are anticipated.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1,16) ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The project site is currently vacant. Because the proposed project would result in an intensification of development on the project site, the project would result in an increase in water demand. However, the project would not result in a significant increase in water consumption that was not previously planned for in the 2005 Water Master Plan and 2005 Urban Water Management Plan. The estimated project demand can be accommodated from the City's water supply and does not represent a significant impact.

The project is subject to compliance with the City's Water Ordinance, including the Water Efficiency Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The proposed project would generate approximately 1,246 gallons of wastewater per day. Sewage from the proposed project will be delivered from the City feeder lines that connect to the Orange County Sanitary District's trunk sewer lines. The wastewater generated from the proposed project would be treated by Orange County Sanitation District's Plants No. 1 and No. 2. The two plants have a treatment capacity of 276 mgd. Average daily flow to both plants combined is 243 mgd. These levels provide an additional capacity of 33 mgd for both Plants No. 1 and No. 2. The proposed project would generate negligible wastewater and would require the use of approximately 0.0004% of the remaining capacity of the OCSD's facilities; therefore, less than significant impacts are anticipated.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transported to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on present solid waste generation rates and the project's net increase of approximately 4,082 square feet of new floor area and seven residential units are not expected to generate a substantial amount of daily waste products in the long term based on the proposed visitor serving commercial uses and residences. The project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use.

g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The project will be served by Rainbow Disposal and will be subject to participation in any solid waste reduction programs presently available in the City. Therefore, less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1)	☐	☐	☑	☐

Discussion: Refer to discussion under item IV (a), above.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources: 1,3,4)	☐	☐	☑	☐

Discussion: The project is located on Pacific Coast Highway a scenic corridor in the City of Huntington Beach General Plan Circulation Element. The setting along Pacific Coast highway is characterized by beach facilities, shoreline, and recreational amenities on the south side and development on the north side. The architecture of the proposed building consists of a Mediterranean theme including quality materials such as reclaimed Jerusalem stone, smooth stucco finish, wood trim, architectural features, and tile roof. The proposed building is an improvement to the contribution of the scenic vista in that the site is currently an unimproved dirt lot. While the structure is proposed to have reduced setbacks, the project will still have similar setback as other developments within the project vicinity. Although surrounding residential uses north of the subject may lose existing private views of the coast line, the project will not result in the loss of public views. Less than significant impacts are anticipated.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)	☐	☐	☐	☑

Discussion: The State of California Department of Transportation designates scenic highway corridors. The project site is not located within and visible from a state scenic highway. No impacts are anticipated.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1,9)	☐	☐	☑	☐

Discussion: The proposed project is designed in accordance with the City's Urban Design Guidelines. The proposed building will be divided into distinct massing elements and all building facades will be articulated with architectural elements and details. See discussion in Section XIII (a). Less than significant impacts are anticipated.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1,3,4)	☐	☐	☑	☐

Discussion: The proposed project is located within a highly urbanized area. Because the project site is currently vacant, implementation of the proposed project would result in additional nighttime lighting and the potential for glare from the building, rear parking area, and the increased number of vehicles on the project site. The project will be subject to a standard condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties. With the condition of approval in place,

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

less than significant impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site does not contain any historic structures and is not located within any of the City's historic districts. No historical resources will be impacted by construction of the project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site is not located in an identified archaeological site. Furthermore the site was previously developed. Therefore some ground disturbance may have previously occurred. It is unlike that cultural resources are present on the site. Therefore, no impacts are anticipated.

c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site is not designated as having any paleontological resources and does not contain any unique geologic features. No impacts are anticipated.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site is not expected to result in the disturbance of human remains. No impacts are anticipated.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1) ☐ ☐ ☑ ☐

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1) ☐ ☐ ☐ ☑

c) Affect existing recreational opportunities? (Sources: 1) ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: a)-c) The project will be subject to payment of a park and recreation fee, in accordance with the requirements of the HBZSO and does not include the construction or expansion of recreational facilities. Such fee shall be based upon the size of the structure. The fees shall be used for acquiring, developing new or rehabilitating existing community and neighborhood parks and other types of recreational facilities in such a manner that the locations of such parks and recreational facilities bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the proposed subdivision. The payment of the fees as required by the HBZSO will be in accordance with the policies, principles and standards for park, open space and recreational facilities contained in the General Plan and will mitigate, on a fair share basis, impacts on existing park and recreational facilities to a less than significant level.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1,9)	☐	☐	☐	☑

Discussion: The project site does not serve as farmland and does not contain any farming operations. Development of this project will not result in the conversion of any farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ? (Sources: 1,9)	☐	☐	☐	☑

Discussion: The subject site is presently zoned SP5 (Downtown Specific Plan) which does not permit agricultural uses. In addition, the project site is not under a Williamson Act contract. Development of the site will not conflict with agricultural uses or zoning.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? ? (Sources: 1,9)	☐	☐	☐	☑

Discussion: This site is currently vacant but is surrounded by commercial and residential uses. No environmental changes associated with the proposed project would result in the conversion of farmland to non-agricultural uses.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1,3,4) ☐ ☐ ☐ ☑

Discussion: The project site is currently vacant. It is not located within any wildlife or biological resource area and therefore will not impact any fish, wildlife, or plant community. The site does not contain any historic resource. Based on discussions in Sections I to XVI above, the project is anticipated to have no impact on the quality of the environment.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1,2,9) ☐ ☐ ☑ ☐

Discussion: As discussed above in Sections I to XVI, the project with implementation of standard code requirements and mitigation measures is anticipated to have less than significant impacts due to the small scale of the project and would not result in any cumulatively considerable impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1,2,9) ☐ ☑ ☐ ☐

Discussion: As discussed above in Sections I to XVI, the project as proposed and with implementation of the recommended code requirements will have a less than significant impact on human beings, either directly or indirectly with implementation of Mitigation Measures GEO 1, HAZ 1, and HAZ 2.

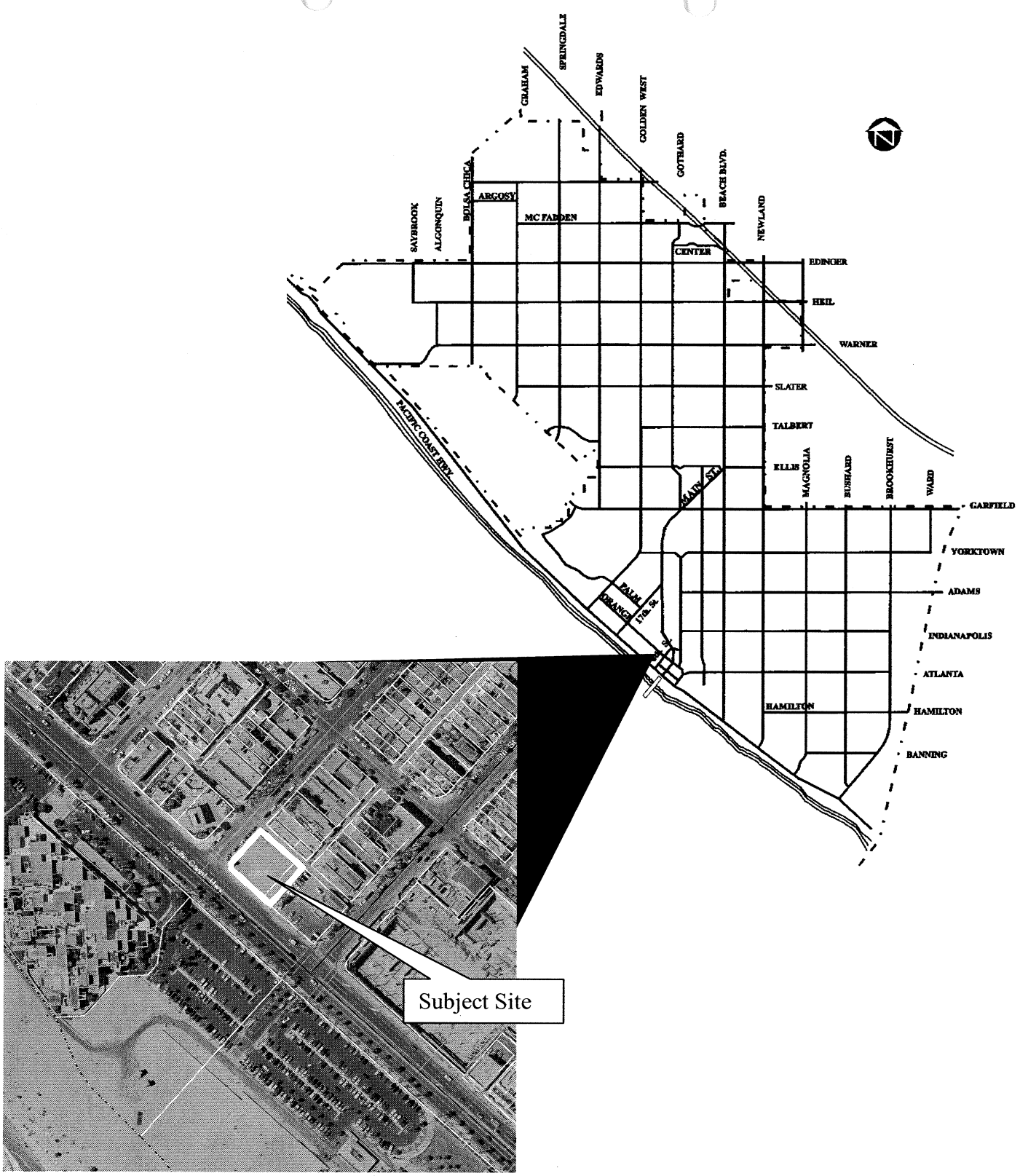
XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	Project Vicinity Map	See Attachment #1
4	Reduced Site Plan, Floor Plan and Building Elevations	See Attachment #2
5	Project Narrative	See Attachment #3
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (April 13, 2005)	"
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Trip Generation Handbook, 7th Edition, Institute of Traffic Engineers	"
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
12	Hazardous Waste and Substances Sites List	"
13	State Seismic Hazard Zones Map	"
14	City of Huntington Beach Municipal Code	"
15	Geotechnical Engineering Report Prepared by Soil Pacific (July 2004)	Attachment # 4

16	2005 Urban Water Management Plan	"
17	City of Huntington Beach Emergency Management Plan	"
18	Summary of Mitigation Measures	Attachment # 5



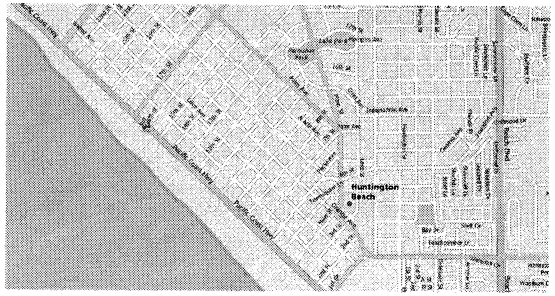
VICINITY MAP

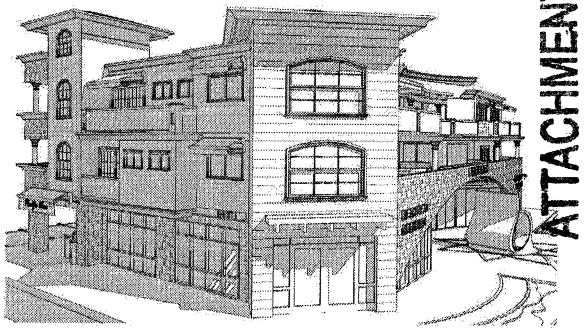
620 PACIFIC COAST HIGHWAY

ATTACHMENT NO. 1

PACIFIC VIEW

612 - 620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA 92648





ATTACHMENT NO. 2-1

LEGAL DESCRIPTION

PARCEL 1:
LOT 6-7-8-9 AND 10 IN BLOCK 106 OF THE HUNTINGTON BEACH SECTION OF HUNTINGTON BEACH AS PER MAP RECORDED IN BOOK 3, PAGE 36 OF MISCELLANEOUS MAP IN THE OFFICE OF THE RECORDER OF DAID COUNTY.

APN: 024-0151-28 , 024-0151-29

SCOPE OF WORK .
NEW CONSTRUCTION OF MIXED USE THREE STORY BUILDING (RETAIL STORES AND RESIDENTIAL UNITS) WITH TWO LEVEL UNDERGROUND PARKING.

FLOOR AREA RATIO:.....1:1
LOT AREA.....12,924.77 SF.
LIVING AREA.....12,922.16 SF.

LOT COVERAGE.....6,792.1 SF

. PROPERTY DEVELOPMENT STANDARDS .

DESCRIPTION	REQUIRED	PROVIDED
MIN. FRONT PCH SETBACK	25'-0"	15'-0"
UNDERGROUND PARKING SETBACK	5'-0"	5'-0"
REAR ALLEY SETBACK	12'-0" TO CENTER LINE	12'-6" TO CENTER LINE
7th STREET SETBACK	15'-0"	10'-0"
INTERIOR SIDE SETBACK	7'-0"	5'-0"
BUILDING HEIGHT	35'-0" TO MID. POINT	35'-0" TO MID. POINT

. A R C H I T E C T .

OTIS ARCHITECTURE INC.
16871 SEA WITCH LN
HUNTINGTON BEACH, CA 92649
714 . 846 . 0177
REP. KAREN OTIS

. C L I E N T .

PACIFIC VIEW PLAZA LLC.
MIKE YOUNESSI
16882 BOLSA CHICA ST. #105
HUNTINGTON BEACH, CA 92649
714 . 379 . 1111

. SQUARE FOOTAGE .

FIRST FLOOR.....4,261.5 SF.
RETAIL AREA

SECOND FLOOR.....4,334.0 SF.
RESIDENTIAL AREA

THIRD FLOOR.....4,303.0 SF.
RESIDENTIAL AREA

TOTAL BUILDING
AREA.....12,898.5 SF.

COMMON OPEN SPACE: 25% OF 8,919.67 SF.
.....2,229.91 SF. REQUIRED
2,233.38 SF. PROVIDED

PARKING REQUIREMENTS:

RETAIL AREA.....22 STALLS
RESIDENTIAL AREA.....15 STALLS (6 TWO BEDROOMS)
3 STALLS (1 THREE BEDROOMS)

TOTAL PARKING REQUIRED: 40 STALLS
PARKING PROVIDED: 40 STALLS

SHEET INDEX

HUNTINGTON BEACH SECURITY ORDINANCE:

1. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKED SECURELY. MOVABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.

2. ALL MAIN OR FRONT ENTRY DOORS TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF HE AREA INMEDIATELY OUTSIDE WITHOUT OPENING THE DOOR. A DOOR VIEWER, A VIEW PORT, WINDOW, OR OTHER OPENING MAY PROVIDE SUCH VIEW.

3. EXTERIOR WOODEN DOORS SHALL BE OF SOLID CORE CONSTRUCTION OR SHALL BE COVERED ON THE INSIDE FACE WITH 16- GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER.

4. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM TRHOW OF 1 INCH AND AN EMBEDMENT OF NOT LESS THAN 5/8 INCH.

5. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.

6. NON - REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES THAT ARE ACCESIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED.

7. UNFRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/2 INCH THICK.

8. NARROW-FRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/4 INCH THICK.

9. ANY GLASS THAT IS LOCATED WITHIN 40 INCHES OF THE LOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED , OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.

10. SOLID WOODEN HATCHWAYS LESS THAN 1-3/4 INCHES THICK SHALL BE COVERED ON THE INSIDE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER AND SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLTS, AND /OR PADLOCK WITH HARDENED STEEL SHACKLE. ALL OTHER OPENINGS LARGER THAN 96 SQUARE INCHES WITH A DIMENSION IN EXCESS OF 8 INCHES SHALL BE SECURED BY METAL BARS, SCREENS, OR GRILLS. (EXCEPTION: NO OPENABLE SKYLIGHTS).

11. A DEVELOPMENT THAT INCLUDES 3 OR MORE DWELLING UNITS SHALL BE PROVIDED WITH FULLY ENCLOSED GARAGES. GARAGE SPACE FOR EACH TENANT SHALL BE SEPARATED BY PARTITIONS OF 3/8 -INCH PLYWOOD OR EQUIVALENT WITH STUDS SET NO MORE THAN 24 INCHES ON CENTER.

Revisions:	By:

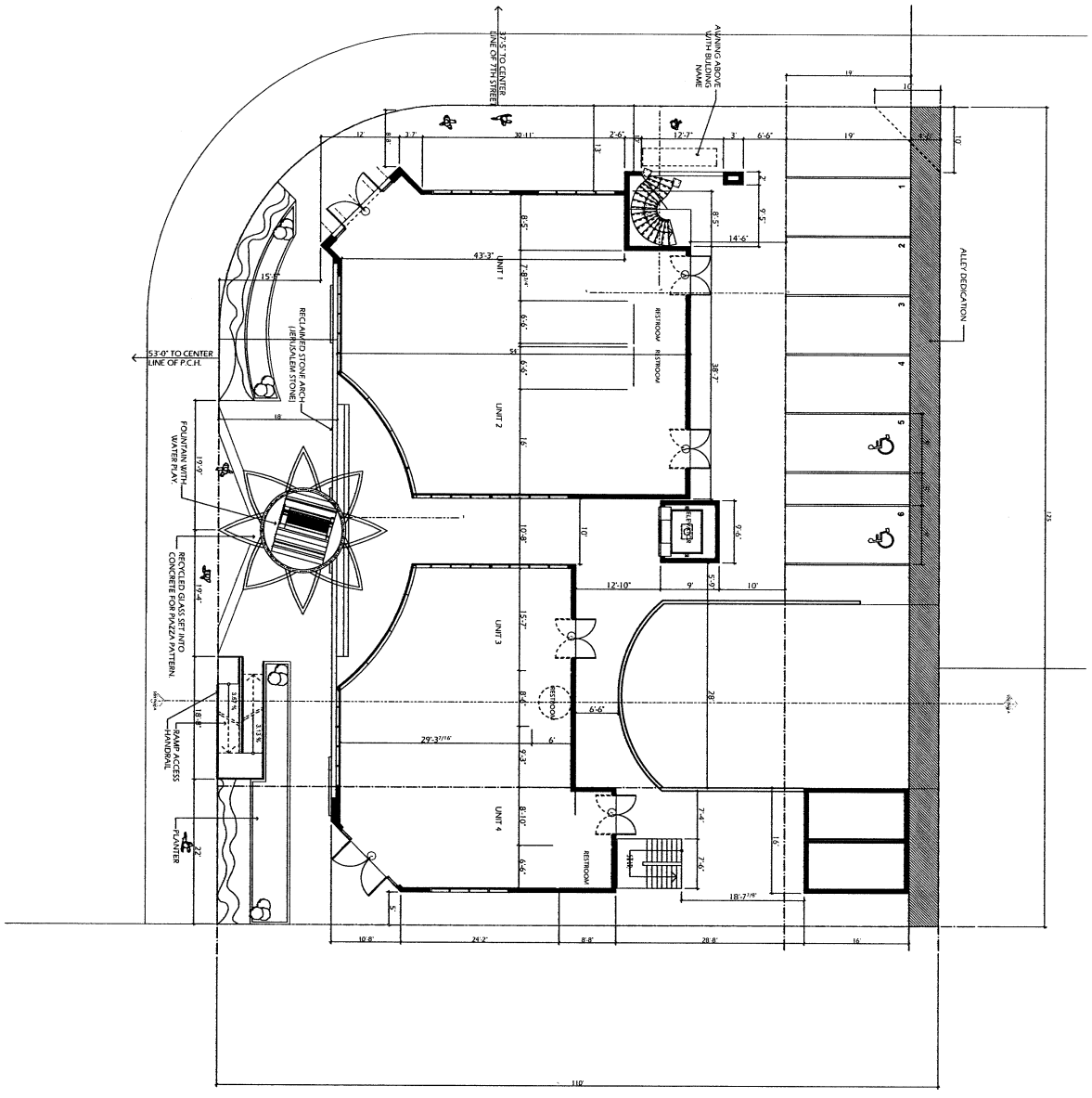
OTIS ARCHITECTURE INC.
16871 Sea Witch Lane
Huntington Beach, CA. 92649
(714) 846-0177 ph (714) 846-2817 fax
www.otisarchitecture.com

PACIFIC VIEW
612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

TITLE SHEET

Date: JUNE/10/08
Project Architect: K.Otis
Drawn: E.M. N.R.
Sheet Number: T-1
Total sheet count:

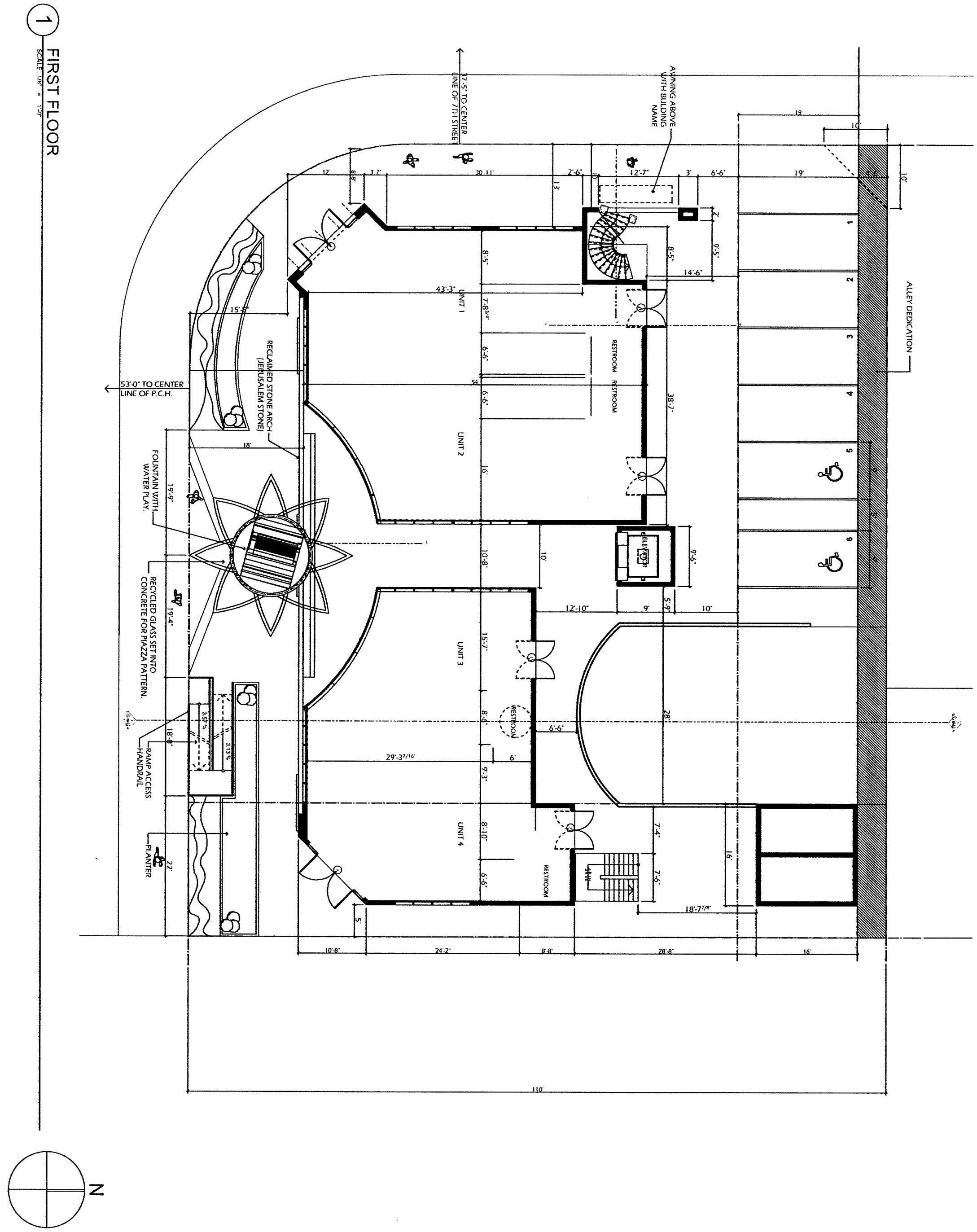
1 SITE PLAN
SCALE 1/8" = 1'-0"



N

ATTACHMENT NO. 2.2

Total sheet count: A-1.1	SITE PLAN	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions / By:
Sheet Number:	Drawn: E.M. N.R.	Project Architect: K.Otis	Date: JUNE/10/08		

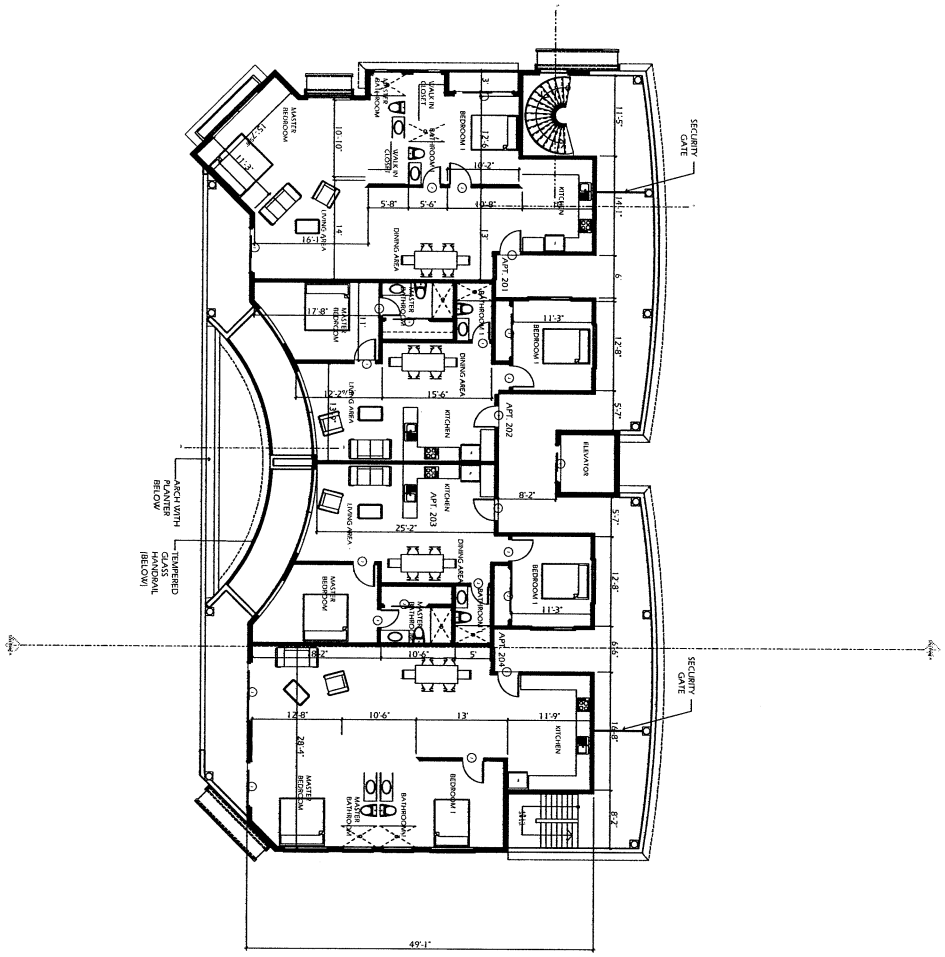


ATTACHMENT NO. 23

Sheet Number: A-1.2	Date: JUNE/10/08 Project Architect: K.Otis Drawn: E.M. N.R.	FIRST FLOOR	**PACIFIC VIEW** 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	**OTIS ARCHITECTURE INC.** 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com

Revisions: By:

1 SECOND FLOOR
SCALE: 1/8" = 1'-0"



N

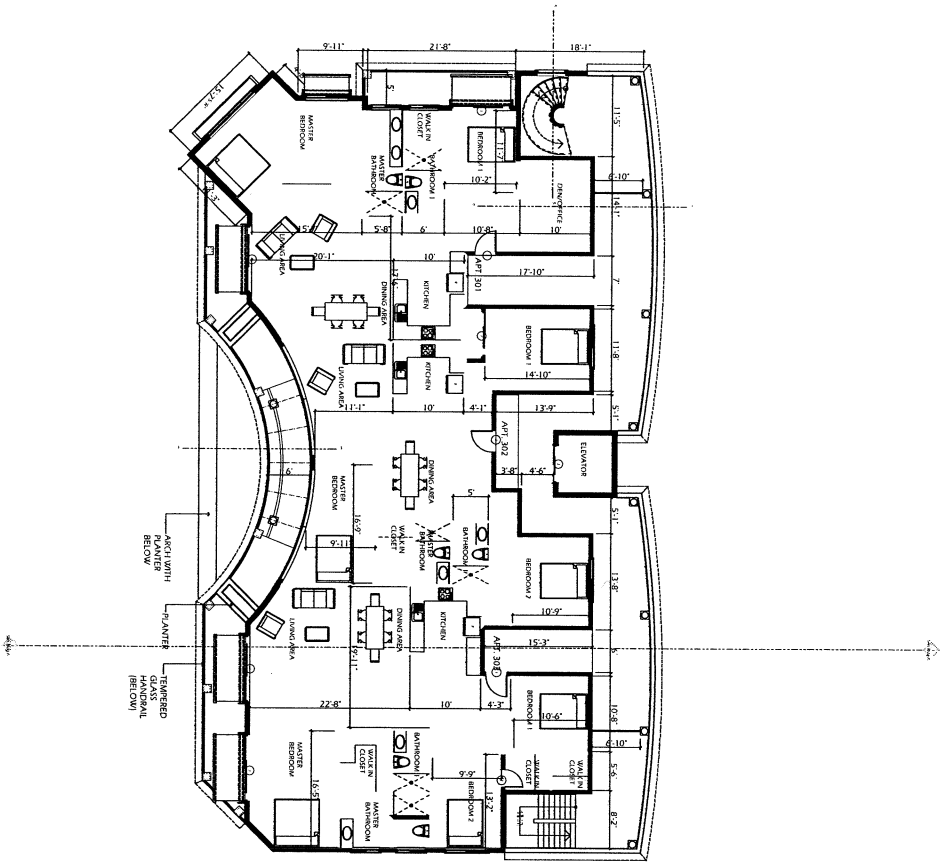
ATTACHMENT NO. 2.4

Total sheet count: A-1.3 Sheet Number	Drawn: E.M. N.R.	Project Architect: K.Otis	Date: JUNE/10/08	SECOND FLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648

OTIS ARCHITECTURE INC.
16871 Sea Witch Lane
Huntington Beach, CA. 92649
(714) 846-0177 ph (714) 846-2817 fax
www.otisarchitecture.com

Revisions	By

1 THIRD FLOOR
SCALE 1/8" = 1'-0"



N

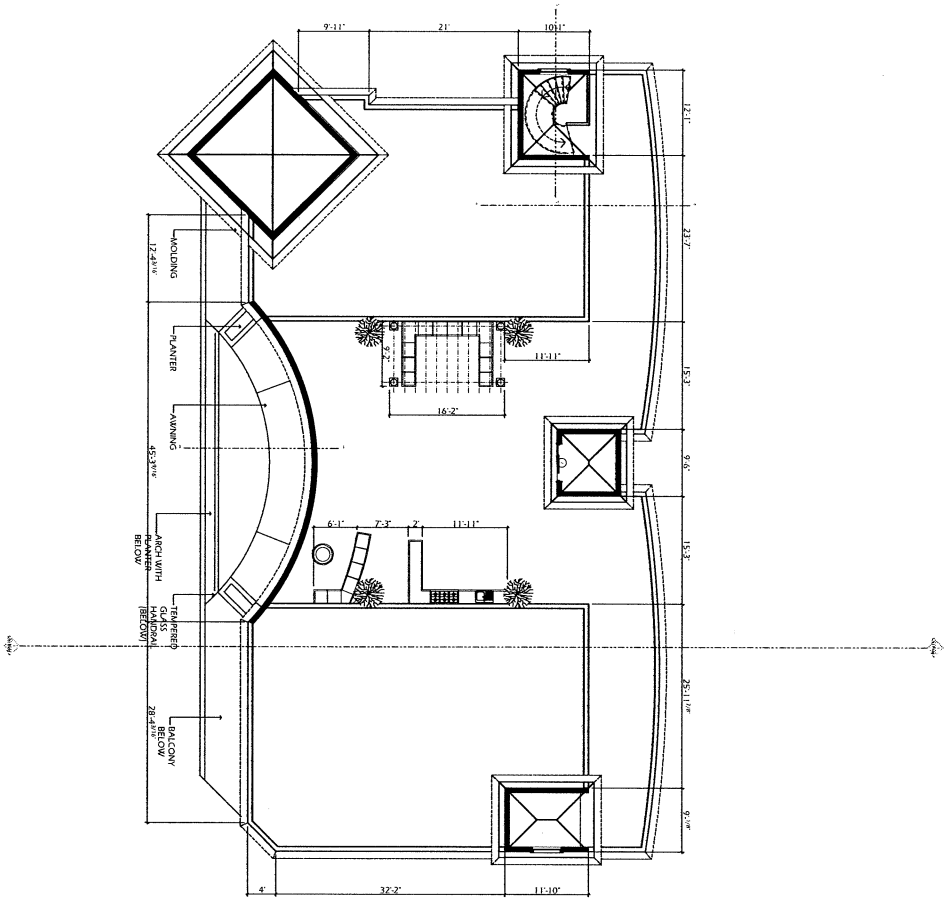
ATTACHMENT NO. 2-5

Total sheet count: A-1.4	Drawn: E.M. N.R.	Project Architect: K. Otis	Date: JUNE/10/08	THIRD FLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com

Revisions: By:

1 ROOF DECK

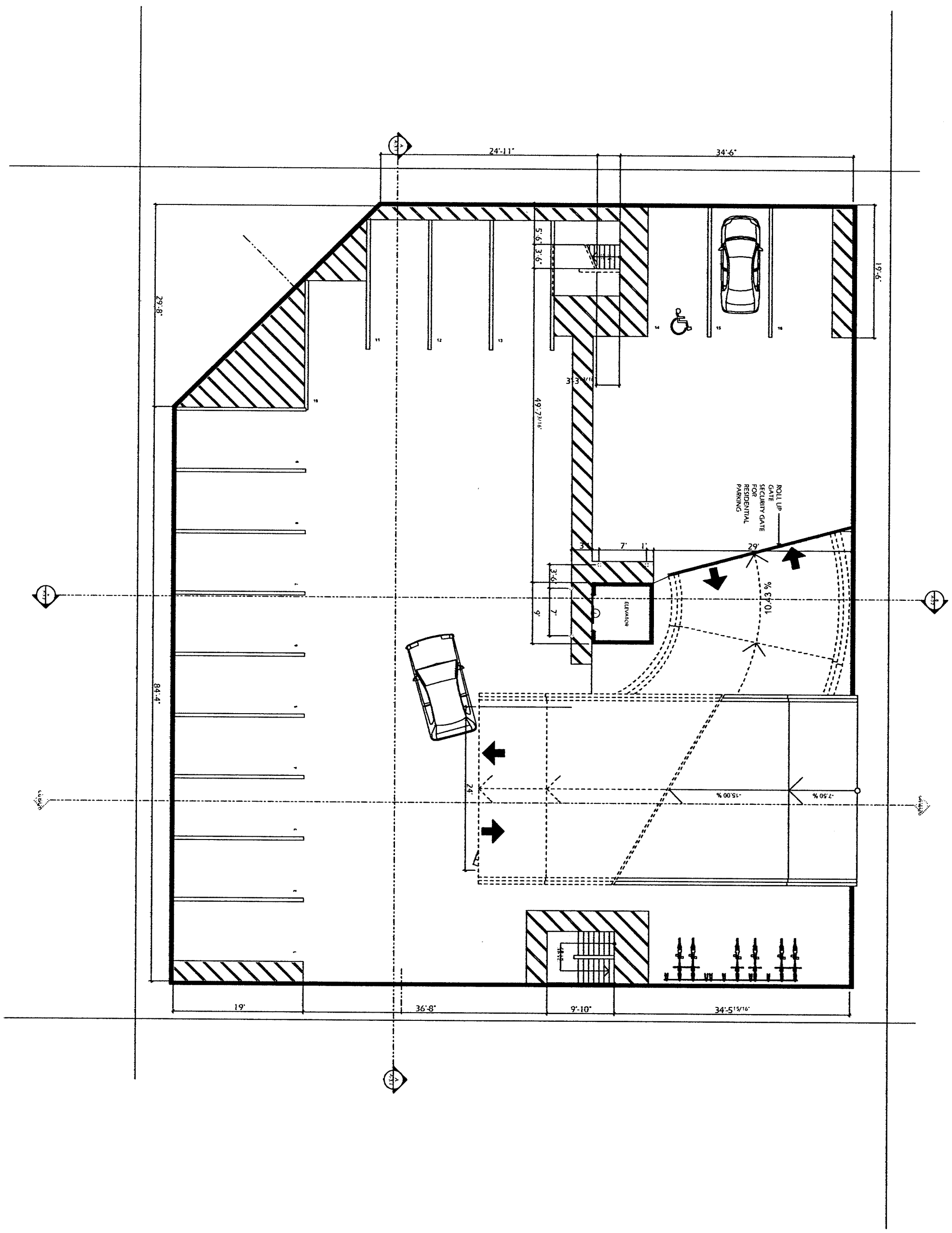
SCALE: 1/8" = 1'-0"



N

ATTACHMENT NO. 2.6

Sheet Number: A-1.5	Date: JUNE/10/08	ROOF DECK PLAN	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648		OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions:	No.
	Project Architect: K. Otis						
	Drawn: E.M. N.R.						



ATTACHMENT NO. 2.7

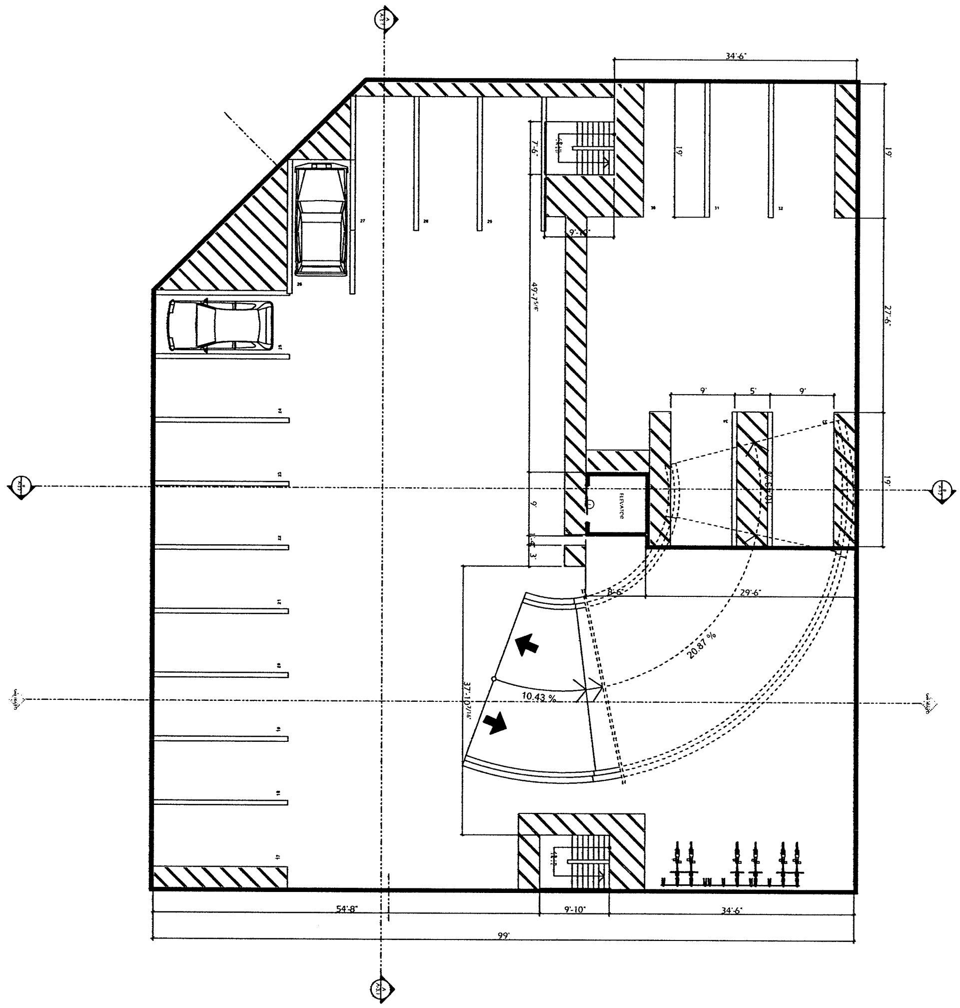
A-1.6

FIRST SUBFLOOR

PACIFIC VIEW

612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

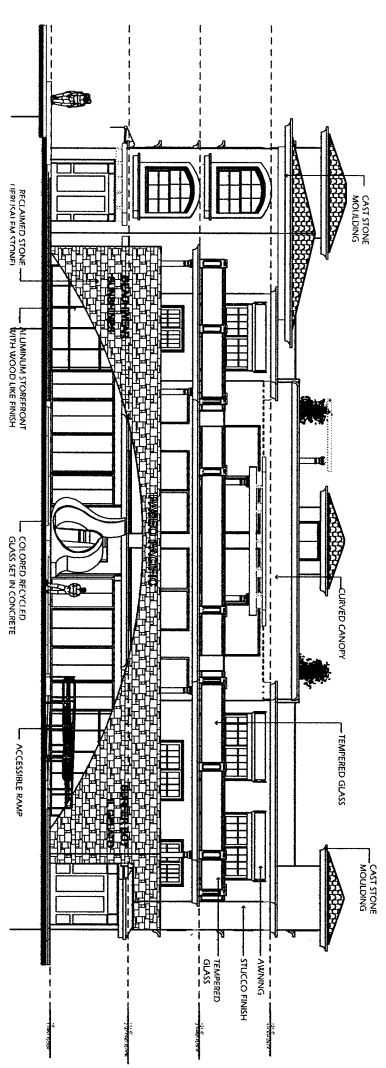
Otis Architecture Inc.
16871 Sea Witch Lane
Huntington Beach, CA 92649
(714) 846-6177 ph (714) 846-2817 fax
www.otisarchitecture.com



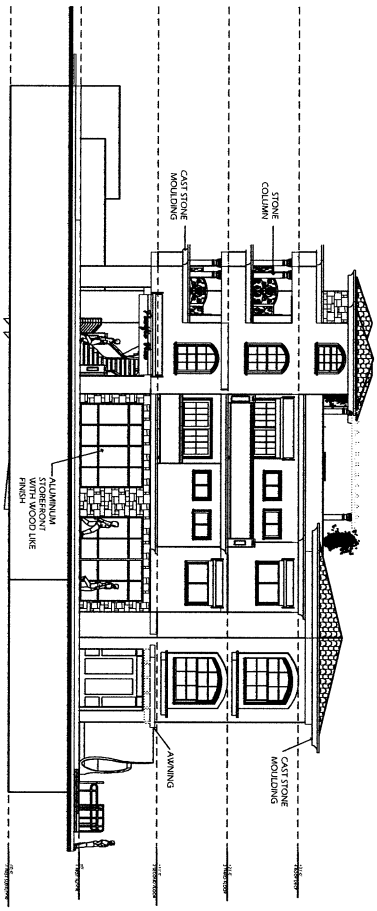
ATTACHMENT NO. 2.8

A-1.7	JUNE/10/08 K.Otis E.M.	SECOND SUBFLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648

Otis Architecture Inc.
16871 Sea Witch Lane
Huntington Beach, CA 92649
(714) 846-0177 ph (714) 846-2817 fax
www.otisarchitecture.com



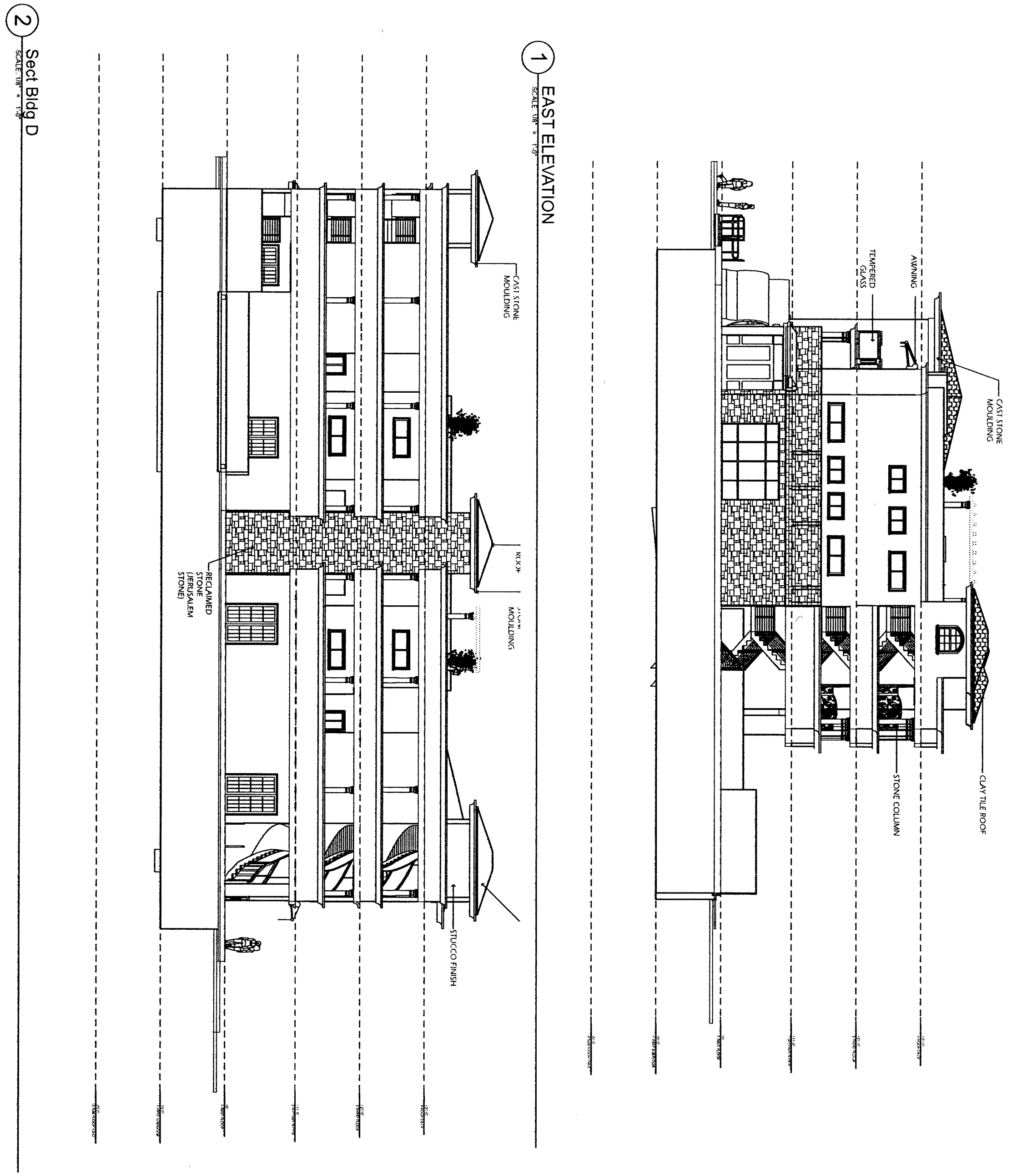
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

ATTACHMENT NO. 29

Total sheet count: A-2.1	ELEVATIONS	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648		OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-6177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions: By:
Sheet Number:	Date: JUNE/10/08				
Drawn: E.M. N.R.	Project Manager: K.Otis				



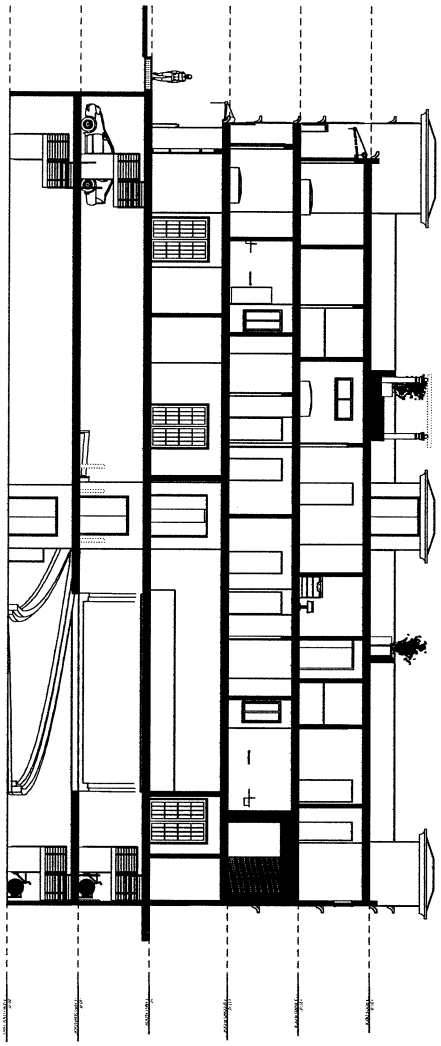
ATTACHMENT NO. 2.10

Total sheet count: Sheet Number: A-2.2	Drawn: E.M. N.R.	Project Architect: K.Otis Date: JUNE/10/08	ELEVATIONS	**PACIFIC VIEW** 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com

Revisions: By:

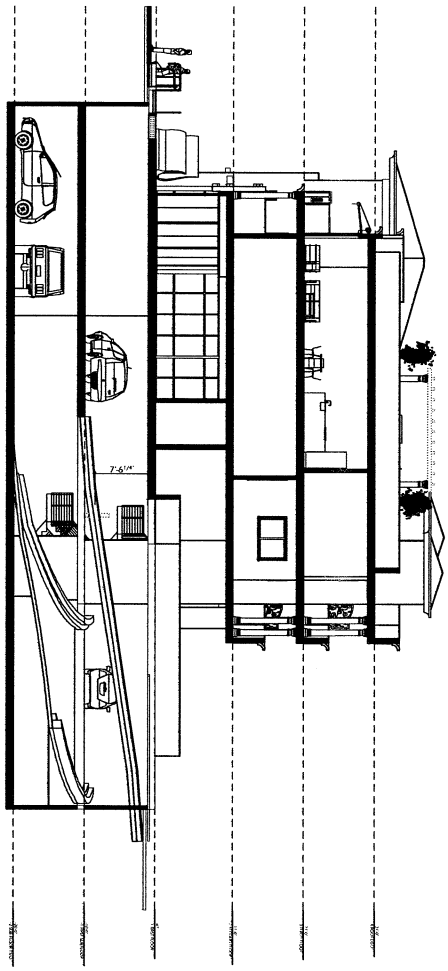
SECTION-B

SCALE: 1/8" = 1'-0"



SECTION-A

SCALE: 1/8" = 1'-0"



ATTACHMENT NO. 2.11

Sheet Number: A-3.1	Date: JUNE/10/08 Project Architect: K.Otis Drawn: E.M. N.R.	SECTIONS	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2857 fax www.otisarchitecture.com

OTIS ARCHITECTURE

City of Huntington Beach
MAR 10 2008

Narrative for 612-620 Pacific Coast Highway
PACIFIC VIEW

We are submitting a proposal for a mixed use project at the corner of 7th Street and Pacific Coast Highway in Downtown Huntington Beach.

The following entitlements are required:
Coastal Development Permit
Conditional Use Permit
Special Permits regarding setbacks

The proposed project is for two levels of underground parking, street level retail of 4,365 sf., four second floor residential units totaling 4,157 sf., three third floor residential units totaling 4,229 sf, and a common roof deck totaling 1,985 sf.

The stone arch is to be built of reclaimed Jerusalem stone. It gives the sense of an "old world frame" through which we see the building. The "plaza" has a piazza pattern reminiscent of Michelangelo's Piazza del Campidoglio, and will be made of recycled glass (from traffic lights, etc.) set into colored concrete. The fountain is an interactive "water play" with water that pops up. On the sidewalk side, the fountain serves as a public bench at sitting height. Sloping green lawns provide a buffer to the sidewalk and mimic the green belt on Pacific Coast Highway at the ocean side.

Landscaping is incorporated into the building design with a planter built into the stone arch and at planters between residential units on the PCH façade. The rear of the project proposes planters that extend along the entire length of the building at all levels to create cascading landscaping that softens the façade towards the residential neighborhood behind the project.

The architecture incorporates a Mediterranean design with a clay tile roof, stone columns, cast stone cornices and detailing, trellises, wood-like doors and windows, fabric awnings with wrought iron detailing, and reclaimed stone.

The goal of the design is to use green materials in a creative and aesthetic way while also adding to the public's enjoyment of the space. The proposed project provides a European plaza-like setting that enhances the experience of strolling downtown.

ATTACHMENT NO. 3.1

16871 SEA WITCH LANE HUNTINGTON BEACH CALIFORNIA 92649 TEL: 714 846 0177 FAX: 714 846 2817 EMAIL: OTISARCH@AOL.COM

41 Parking stalls are required, and 41 provided.
FAR of 1:1 is provided.
Common and Private Open Space is provided.

Given the project's enhanced architectural design, the use of "green" materials, and the plaza the project provides for the community at Downtown Huntington Beach, we are requesting a "Special Permit" with a reduction in the following setbacks:
Front setback of 15' in lieu of the required 25'
7th street setback of 10' in lieu of the required 15'
Interior side setback of 5' in lieu of the required 7'.

soil PACIFIC Inc.

Geotechnical and Environmental Services

Revised On: July 10, 2008
Project No. A-2743-04

Michael Younessi
Managing Member
Alea Investments, LLC.
16882 Bolsa Chica Street, #105
Huntington Beach, CA 92649

SUBJECT: Geotechnical Engineering Report
Proposed Commercial/Residential Mixed Use Building Complex
612-620 Pacific Coast Hwy (PCH 1), Huntington Beach, California

Dear Sir;

Pursuant to your authorization, we are pleased to submit our report for the subject project. Our evaluation was conducted in July 2004. This evaluation consists of field exploration; sub-surface soil sampling; laboratory testing; engineering evaluation and preparation of the following report containing a summary of our conclusions and recommendations.

The opportunity to be of service is appreciated. Should any questions arise pertaining to any portion of this report, please contact this firm in writing for further clarification.

Very truly,

Soil Pacific Inc.

REGISTERED PROFESSIONAL ENGINEER
ABNISH CHANDRA AMAR
No. c 28906
exp. 03.31.09
STATE OF CALIFORNIA

Dr. Yones Kabir
President

Abnish Amar, Ph.D.
RCE 28906

675 N. Eckhoff, Suite A, Orange, CA 92868 O (714) 879-1203 OFax (714) 879-4812

ATTACHMENT NO. 4.1

Geotechnical Engineering Report
Proposed Commercial/Residential Mixed Use Building Complex
612-620 Pacific Coast Hwy (PCH 1), Huntington Beach, California

Prepared For:

Michael Younessi
Managing Member
Alea Investments, LLC.
16882 Bolsa Chica Street, #105
Huntington Beach, CA 92649

Prepared by:

SOIL PACIFIC INC.
675 N. ECKHOFF STREET, SUITE A
ORANGE, CALIFORNIA 92868
Tel. (714) 879 1203

Revised On: July 10, 2008
Project No. A-2743-04

ATTACHMENT NO. 4.2

Table of Contents
Section 1.0
Preliminary Soils Evaluation

Section 2.0
Conclusions

Section 3.0
Recommendations

ATTACHMENT NO. 4.3

Geotechnical Engineering Report
Proposed Commercial/Residential Mixed Use Building Complex
612-620 Pacific Coast Hwy (PCH 1), Huntington Beach, California

LIMITATIONS

Between exploratory excavations and/or field testing locations, all subsurface deposits, consequent of their anisotropic and heterogeneous characteristics, can and will vary in many important geotechnical properties. The results presented herein are based on the information in part furnished by others and as generated by this firm, and represent our best interpretation of that data benefiting from a combination of our earthwork related construction experience, as well as our overall geotechnical knowledge. Hence, the conclusions and recommendations expressed herein are our professional opinions about pertinent project geotechnical parameters which influence the understood site use; therefore, no other warranty is offered or implied.

All the findings are subject to field modification as more subsurface exposures become available for evaluations. Before providing bids, contractors shall make thorough explorations and findings. Soil Pacific Inc., is not responsible for any financial gains or losses accrued by persons/firms or third party from this project.

In the event the contents of this report are not clearly understood, due in part to the usage of technical terms or wording, please contact the undersigned in writing for clarification.

SECTION 1.0
PRELIMINARY EVALUATION

1.1 Site Description

The area covered by our investigation consists of a property located at 612-620 Pacific Cost Hwy (PCH 1), Huntington Beach, California. The site is rectangular in shape and vacant, unpaved at the time of field exploration. The subject property is flat in general having access from Pacific Coast Hwy (PCH 1). The northern and southern property boundaries are surrounded by a mixed used commercial and residential buildings. Site sheet flow is toward the south, south west.

1.2 Planned Land Use

It is understood that the proposed development will consist of construction of mixed use of commercial and residential building complex with a two-story subterranean parking structure.

1.3 Field Exploration

Subsurface conditions were explored by excavating three auger borings ranging between 20-55 feet below existing grade. Based on this evaluation the site is mostly underlain by fine to medium grained silty sand, sand interbedded with some silty layers. Boring locations and depths was determined by a combination of factors: accessibility, validity of information, and depth and extent of the encountered materials. The approximate locations of the auger borings are shown on the attached plot plan, Figure A-1-1.

1.4 Laboratory Testing

1.4.1. Classification

Soils were classified visually according to the Unified Soil Classification System. Moisture content and dry density determinations were made for the samples taken at various depths in the exploratory excavations. Results of moisture-density and dry-density determinations, together with classifications, are shown on the boring logs, Appendix A.

1.4.2 Expansion

An expansion index test was performed on a representative sample in accordance with the Uniform Building Code Standard No.UBC 29- 2. A relatively medium expansion potential (EI=24) is anticipated for the encountered soils at the proposed sub-grade elevation.

1.4.3 Direct Shear

Shear strength tests were performed in a Direct Shear Machine of the strain control type. The rate of deformation is approximately 0.0050 inches per minute. Shearing occurred under a variety of normal loads in order to determine the residual shear strength parameters. The tests were performed on remolded samples that were sheared in an artificially saturated condition. The test results are presented in Appendix B.